

TEXAS TRANSPORTATION COMMISSION

Cameron County

MINUTE ORDER

Page 1 of 1

Pharr District

The Cameron County Regional Mobility Authority, in cooperation with the Texas Department of Transportation (department), is proposing to re-align a section of FM 803 (Olmito North Road) in Cameron County, Texas, to connect directly with I-69E (US 77/83) at Rancho Viejo (CSJ: 1138-02-015) (project). The purpose of the project is to improve traffic operations and mobility at the FM 803 and SH 550 intersection.

As a condition of the permit for placement of fill associated with the project, the U.S. Army Corps of Engineers is requiring compensatory mitigation, which would include 0.90 acre of adjacent/nearby wetland creation. The parcel comprising the 0.90-acre mitigation area is described in Exhibit A (property).

In accordance with Texas Transportation Code, Chapter 203, Subchapter D, Section 203.052, and 43 Texas Administrative Code §2.13(d)(3), the Texas Transportation Commission finds and determines that the acquisition of a conservation easement on, or fee simple title to, the property is necessary or convenient to mitigate adverse environmental effects that directly result from the project.

IT IS THEREFORE ORDERED by the commission that the executive director is hereby authorized to proceed to acquire a conservation easement on, or fee simple title to, the property for mitigation purposes.

Submitted and reviewed by:


Director, Environmental Affairs Division

Recommended by:


Executive Director

114119 OCT 30 04

Minute
Number

Date
Passed

EXHIBIT A

County: Cameron
Parcel No.: 2M
Highway: FM 803
Project Limits: From IH 69E to SH 100
R.O.W. CSJ: 1138-02-016

PROPERTY DESCRIPTION FOR PARCEL 2M

BEING 0.900 OF ONE ACRE OF LAND MORE OR LESS, OUT OF AND A PART OF SHARE 15, POTRERO DEL ESPIRITU SANTO GRANT, IN THE JOSE SALVADOR DE LA GARZA SURVEY, ABSTRACT No. 2 IN CAMERON COUNTY, TEXAS, SAME BEING A PORTION OF BLOCK 20 OF THE PARKER TRACT SUBDIVISION RECORDED IN VOLUME 4, PAGE 40 OF THE MAP RECORDS OF CAMERON COUNTY, TEXAS, CONVEYED TO 85 JACARANDA PARTNERSHIP, BY THE FOLLOWING INSTRUMENTS:

- 1) WARRANTY DEED EXECUTED ON JULY 12, 2005, FILED FOR RECORD ON JULY 14, 2005 AND RECORDED IN VOLUME 11550, PAGE 255 OF THE OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS,
- 2) WARRANTY DEED EXECUTED ON JULY 12, 2005, FILED FOR RECORD ON AUGUST 9, 2005 RECORDED IN VOLUME 11639, PAGE 175 OF THE OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS

SAID 0.900 OF ONE ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

COMMENCING at a 5/8 inch iron rod with MWM cap set for reference in the northerly line of said Block 20 and in the southerly line of Block 19 of said Parker Tract Subdivision, from which a 3/8 inch iron rod found in the westerly line of Block 17 of said Parker Tract Subdivision bears North 83°50'17" West, a distance of 50.00 feet, to a calculated point at the northwesterly corner of said Block 20 and the southwesterly corner of said Block 19 and North 06°37'43" East, a distance of 3923.31 feet, thence as follows;

South 07°23'49" West, a distance of 332.98 feet, leaving the northerly line of said Block 20 and the southerly line of said Block 19, and crossing said Block 20 to a calculated point, for the Point of Beginning and the northwesterly corner of the herein described parcel of land;


- 1) THENCE, South 43°32'22" East, a distance of 21.29 feet, to a calculated point for a corner;
- 2) THENCE, North 89°33'34" East, a distance of 109.24 feet, to a calculated point for a corner;
- 3) THENCE, North 55°26'07" East, a distance of 87.68 feet, to a calculated point for a corner;
- 4) THENCE, North 86°49'02" East, a distance of 129.99 feet, to a calculated point for a corner;
- 5) THENCE, South 83°18'37" East, a distance of 268.16 feet, to a calculated point for a corner;
- 6) THENCE, South 69°59'18" East, a distance of 28.01 feet, to a calculated point for a corner;

- 7) THENCE, North 30°15'54" East, a distance of 4.89 feet, to a calculated point for a corner;
- 8) THENCE, South 58°20'33" East, a distance of 152.40 feet, to a calculated point for the northeasterly corner of the herein described tract of land, from which 3/8 inch iron rod found in an easterly line of the tract conveyed to the Cameron County Irrigation District No. 6 by deed recorded in Volume 26, Page 479 of the Deed Records of Cameron County, Texas and at the northwest corner of Pasto Verde Subdivision recorded in Cabinet 1, Slide 1904A of the Map Records of Cameron County, Texas (portion dedicated as Right-of-Way), bears North 77°50'45" East, a distance of 1037.69 feet, to a calculated point in the northerly line of said Block 20 and in the southerly line of said Block 19, same being the northwesterly corner of the Right-of-Way easement recorded in Volume 466, Page 323 of the Deed Records of Cameron County, Texas, (from said easement corner an iron rod with cap stamped "Rods" found bears North 01°09'45" East, a distance of 17.00 feet), South 83°50'17" East, a distance of 30.00 feet to a calculated point in the centerline of existing FM 803 (60' R.O.W.), at the northeasterly corner of said Block 20 and the southeasterly corner of said Block 19, North 06°09'35" East, a distance of 3930.77 feet, to a calculated point in the centerline of existing FM 803, and South 83°50'25" East, a distance of 140.00 feet;
- 9) THENCE, South 23°34'37" West, a distance of 32.28 feet, to a calculated point for the southeasterly corner of the herein described tract of land;
- 10) THENCE, North 58°18'12" West, a distance of 153.62 feet, to a calculated point for a corner;
- 11) THENCE, North 75°12'11" West, a distance of 60.22 feet, to a calculated point for a corner;
- 12) THENCE, South 88°50'23" West, a distance of 55.89 feet, to a calculated point for a corner;
- 13) THENCE, North 83°29'20" West, a distance of 139.22 feet, to a calculated point for a corner;
- 14) THENCE, South 61°33'54" West, a distance of 25.13 feet, to a calculated point for a corner;
- 15) THENCE, North 41°27'41" West, a distance of 24.46 feet, to a calculated point for a corner;
- 16) THENCE, South 86°48'41" West, a distance of 85.93 feet, to a calculated point for a corner;
- 17) THENCE, South 12°14'56" West, a distance of 22.65 feet, to a calculated point for a corner;
- 18) THENCE, South 89°33'31" West, a distance of 30.66 feet, to a calculated point for a corner;
- 19) THENCE, South 62°09'46" West, a distance of 24.79 feet, to a calculated point for a corner;
- 20) THENCE, South 24°05'41" West, a distance of 62.19 feet, to a calculated point for a corner;
- 21) THENCE, South 38°15'00" West, a distance of 66.20 feet, to a calculated point for a corner;

- 22) THENCE, North $00^{\circ}12'35''$ West, a distance of 59.17 feet, to a calculated point for a corner;
- 23) THENCE, South $62^{\circ}39'10''$ West, a distance of 70.06 feet, to a calculated point for a corner;
- 24) THENCE, South $42^{\circ}10'23''$ West, a distance of 64.54 feet, to a calculated point for a corner;
- 25) THENCE, South $10^{\circ}25'47''$ West, a distance of 206.85 feet, to a calculated point for a corner;
- 26) THENCE, North $85^{\circ}03'40''$ West, a distance of 7.13 feet, to a calculated point for the southwesterly corner of the herein described tract of land;
- 27) THENCE, North $06^{\circ}55'34''$ East, a distance of 360.48 feet, to the Point of Beginning and containing an area of 0.900 of one acre of land, more or less.

Bearing basis: Texas State Plane, South Zone, NAD 83 (1993). Distances shown are surface values and may be converted to grid by dividing by a surface adjustment factor of 0.99996.

I hereby declare that this survey was made on the ground, under my supervision, and that it substantially complies with the current Texas Society of Professional Surveyors standards.


David Edward Martinez
Registered Professional Land Surveyor 5434

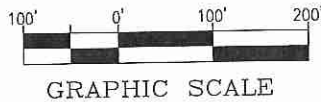
10/09/14
Date

MWM DesignGroup
305 East Huntland Drive, Suite 200
Austin, Texas, 78752 (512) 453-0767
TBPLS Firm Registration No. 10065600



CURVE DATA				
	DELTA	RADIUS	ARC	CHORD BEARING
C1	18°00'25"	3425.00'	1076.41'	S36°52'16"W

LINE	BEARING	DISTANCE
L1	N 83° 50' 17" W	50.00'
L2	S 07° 23' 49" W	332.98'
L3	S 43° 32' 22" E	21.29'
L4	N 89° 33' 34" E	109.24'
L5	N 55° 26' 07" E	87.68'
L6	N 86° 49' 02" E	129.99'
L7	S 83° 18' 37" E	268.16'
L8	S 69° 59' 18" E	28.01'
L9	N 30° 15' 54" E	4.89'
L10	S 58° 20' 33" E	152.40'
L11	S 23° 34' 37" W	32.28'
L12	N 58° 18' 12" W	153.62'
L13	N 75° 12' 11" W	60.22'
L14	S 88° 50' 23" W	55.89'
L15	N 83° 29' 20" W	139.22'
L16	S 61° 33' 54" W	25.13'
L17	N 41° 27' 41" W	24.46'
L18	S 86° 48' 41" W	85.93'
L19	S 12° 14' 56" W	22.65'
L20	S 89° 33' 31" W	30.66'
L21	S 62° 09' 46" W	24.79'
L22	S 24° 05' 41" W	62.19'
L23	S 38° 15' 00" W	66.20'
L24	N 00° 12' 35" W	59.17'
L25	S 62° 39' 10" W	70.06'
L26	S 42° 10' 23" W	64.54'
L27	S 10° 25' 47" W	206.85'
L28	N 85° 03' 40" W	7.13'
L29	N 06° 55' 34" E	360.48'



52.982 ACRES
ANACUA INVESTMENTS, LLC
VOL. 13349, PG. 120
O.R.C.C.T.

BLOCK 19

PARKER TRACT
SUBDIVISION
VOL. 4, PG. 40
M.R.C.C.T.

POTRERO DEL ESPIRITU
SANTO GRANT
JOSE SALVADOR DE LA GARZA
SURVEY, ABSTRACT No. 2

85 JACARANDA
PARTNERSHIP
VOL. 11639, PG. 175,
&
VOL. 11550, PG. 255
O.R.C.C.T.

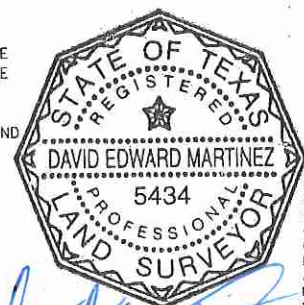
PARCEL (2M)
0.900 AC.

BLANKET
EASEMENT
CARTHAGE
HYDROCOL, INC
VOL. 463, PG. 67
D.R.C.C.T.

LEGEND

- 1/2" IRON PIN FOUND (UNLESS NOTED)
- 1/2" IRON PIN SET W/TX DOT ALUMINUM CAP
- TYPE II MONUMENT SET
- CALCULATED POINT
- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED R.O.W.
- RECORD INFORMATION
- IRON ROD WITH CAP FOUND
- IRON ROD WITH CAP SET
- POINT OF BEGINNING
- POINT OF COMMENCEMENT
- POINT OF REFERENCE
- EASEMENT NUMBER

THIS PARCEL PLAT ACCOMPANIES
A METES AND BOUNDS DESCRIPTION
OF EVEN DATE



David E. Martinez
10/09/14

BEARING BASIS:
TEXAS STATE PLANE, SOUTH ZONE, NAD 83 (1993).
DISTANCES SHOWN ARE SURFACE VALUES AND MAY BE
CONVERTED TO GRID BY DIVIDING BY A SURFACE
ADJUSTMENT FACTOR OF 0.99996



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Austin, Texas 78752
p: 512.453.0767
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ACCT NO.	CSJ NO. 1138-02-016
DIST:PHARR	COUNTY:CAMERON
EXISTING:	HWY:FM 803
TAKING:	
REMAINDER:	

SKETCH TO ACCOMPANY FIELD NOTES
A PORTION OF
BLOCK 20
PARKER TRACT SUBDIVISION
CAMERON COUNTY, TEXAS